

June 16, 2014

Frank Ramsbottom
Building Commissioner, Town of Acton
427 Main Street
Acton, MA 01720

Re: 898 Main Street
Building Evaluation and
Code Review

Dear Frank:

My review of the this building and plans for this project have dealt with occupancy requirements, exit issues, and general Code compliance.

GENERAL ASSESSMENT:

ANGEL PERFORMING ARTS, INC. is an academy providing a dance curriculum for those interested in learning authentic Chinese Dance as an art form. Their interest is in providing instruction and performances in the building at 898 Main Street, currently a warehouse use.

The space of approximately 8,000 square feet is a portion of a steel framed building of one floor. The building is of Type II construction, and a two-hour rated wall separates their use fro the adjacent tenant. The location and size of the exits is adequate for the intended use and will be made accessible, all as shown on the attached drawing.

The building has an automatic fire sprinkler system, which will be adapted to the new construction.

The property is located in the Industrial SM zone. Angel Performing Arts, Inc. is requesting a Special Permit for Commercial Recreation use.

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BUILDING CODE REVIEW:

The work will conform to the International Existing Building Code.

1. Use Group: A-3
2. Construction Classification: Type II B

Alterations at Level 1 consisting of finishes will comply with Chapter 6 of the IEBC. This will include new vinyl floor finishes placed over an existing concrete floor slab. Wall finishes will be of gypsum wall board, painted or with vinyl wallcovering.

Alterations at Level 2 consisting of reconfiguration of space, addition of new doors, and installation of new lighting and sound systems. All such work will comply with Chapter 7 of the IEBC.

A change of occupancy will comply with Chapter 9 of the IEBC.

3. TOILET REQUIREMENTS:

A total population of 180, gives a fixture count of 2 for men and 3 for women

4. EXIT REQUIREMENTS:

- a. required exits are shown on the plans.

5. SPRINKLER ISSUES:

Coverage of the area between the new acoustical ceiling and the main ceiling above will be required. Any changes to the sprinkler system will require documentation for construction and insurance purposes.

LINDSAY SHIVES ASSOCIATES



Lindsay Shives

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